094.0	0002	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	647,800 /	647,800
					USE VALUE:	647,800 /	647,800
					ASSESSED:	647,800 /	647,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SRIRAMAN VENKATARAMAN
Owner 2:	RANGANATHAN RAJESHWARI
Owner 3:	
Street 1:	103 BRAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAHONEY TIMOTHY F & CASSIE -
Owner 2:	-
Street 1:	103 BRAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,935 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1962, having primarily Wood Shingle Exterior and 2304 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4935.000	250,200		397,600	647,800
Total Card	0.113	250,200		397,600	647,800
Total Parcel	0.113	250,200		397,600	647,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 281.16 | /Parcel: 281.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 61248

GIS Ref

GIS Ref

Insp Date 04/18/17

!7697!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 094.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	250,200	0	4,935.	397,600	647,800	647,800	Year End Roll	12/18/2019
2019	101	FV	209,000	0	4,935.	403,300	612,300	612,300	Year End Roll	1/3/2019
2018	101	FV	209,000	0	4,935.	301,100	510,100	510,100	Year End Roll	12/20/2017
2017	101	FV	198,200	0	4,935.	272,700	470,900	470,900	Year End Roll	1/3/2017
2016	101	FV	198,200	0	4,935.	261,300	459,500	459,500	Year End	1/4/2016
2015	101	FV	187,200	0	4,935.	221,500	408,700	408,700	Year End Roll	12/11/2014
2014	101	FV	187,200	0	4,935.	210,200	397,400	397,400	Year End Roll	12/16/2013
2013	101	FV	187,200	0	4,935.	200,000	387,200	387,200		12/13/2012

PRINT

Date	Time
12/10/20	22:18:41

LAST REV

Date	Time
06/23/17	11:18:39
danam	

PAT ACCT. 7697

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHONEY TIMOTHY	51670-290		9/10/2008		435,000	No	No		
	12483-58		7/20/1973		33,000	No	No		N

USER DEFINED

Prior Id # 1:	61248
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2016	688	Addition	140,000					2 stary addition r
7/17/2013	1089	Manual	4,000	C				
4/25/2011	331	Redo Bat	10,000					HBTH TO 3/4BTH ON

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2017	Meas/Inspect	DGM	D Mann
4/18/2017	Permit Visit	DGM	D Mann
5/2/2014	External Ins	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
1/12/2009	Meas/Inspect	336	PATRIOT
3/24/2000	Inspected	264	PATRIOT
2/2/2000	Measured	197	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4935		Sq. Ft.	Site		0	70.	1.15	5									397,634						397,600	

Total AC/HA: 0.11329 | Total SF/SM: 4935 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 397,634 | Spl Credit | Total: 397,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25763893
Const Adj.:	1.00999999
Adj $ / SQ:	133.373
Other Features:	83000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362581
Depreciation:	112400
Depreciated Total:	250181

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

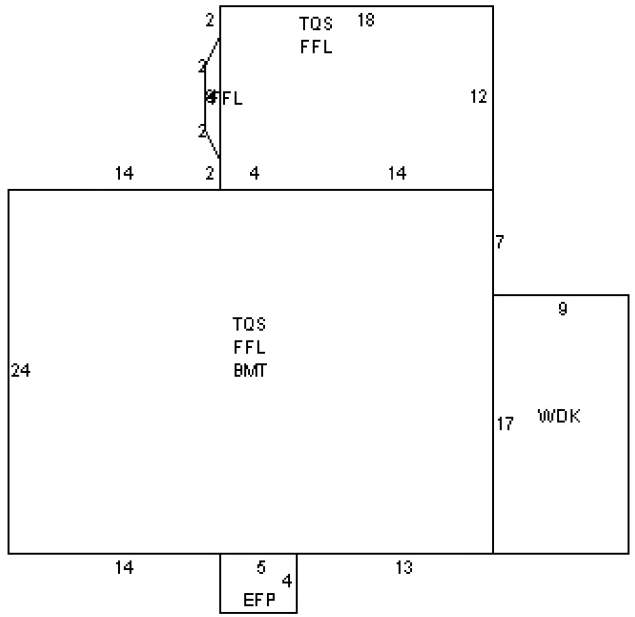
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	133.37
Special Features:	0	Val/Su Net:	93.74
Final Total:	250200	Val/Su SzAd	144.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	990	133.370	132,039
BMT	Basement	768	59.520	45,709
TQS	3/4 Story	738	133.370	98,429
WDK	Deck	153	12.660	1,937
EFP	Enclos Porch	20	73.330	1,467

Net Sketched Area:	2,669		Total:		
Size Ad	1728	Gross Are	4259	FinArea	2304

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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